



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00710

Date Received: 24 SEP. 2013

Commission/Civic: UAC

Existing Zoning: _____ Application Accepted by: JF Fee: \$315-

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.28 - Side yard obstruction
3312.25 - MANEUVERING BETWEEN R.O.W. & SIDEWALK
3312.27(3) - REDUCE PARKING SETBACK FROM 25'-0"
3321.05(A,2) - ELIMINATE VISION CLEARANCE ON RESIDENTIAL LOT

LOCATION

1. Certified Address Number and Street Name 1254 Dennison Ave

City Columbus State OH Zip 43201

Parcel Number (only one required) 010-284934-90

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Andy Smith

Address 1254 Dennison Ave City/State Columbus OH Zip 43201

Phone # 614-203-4712 Fax # 888-240-4302 Email andy.smith111@hotmail.com

PROPERTY OWNER(S):

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Andy Smith

PROPERTY OWNER SIGNATURE Andy Smith (50%) Robert Bolger (50%)

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00710
1254 DENNISON AVE.

One Stop Shop Zoning Report Date: Thu Sep 26 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 92 W 5TH AVE COLUMBUS, OH

Mailing Address: 92 W 5TH AVE

COLUMBUS, OH 43201

Owner: C & W INVESTMENTS CO LLC

Parcel Number: 010047723

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: UNIVERSITY UCO

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

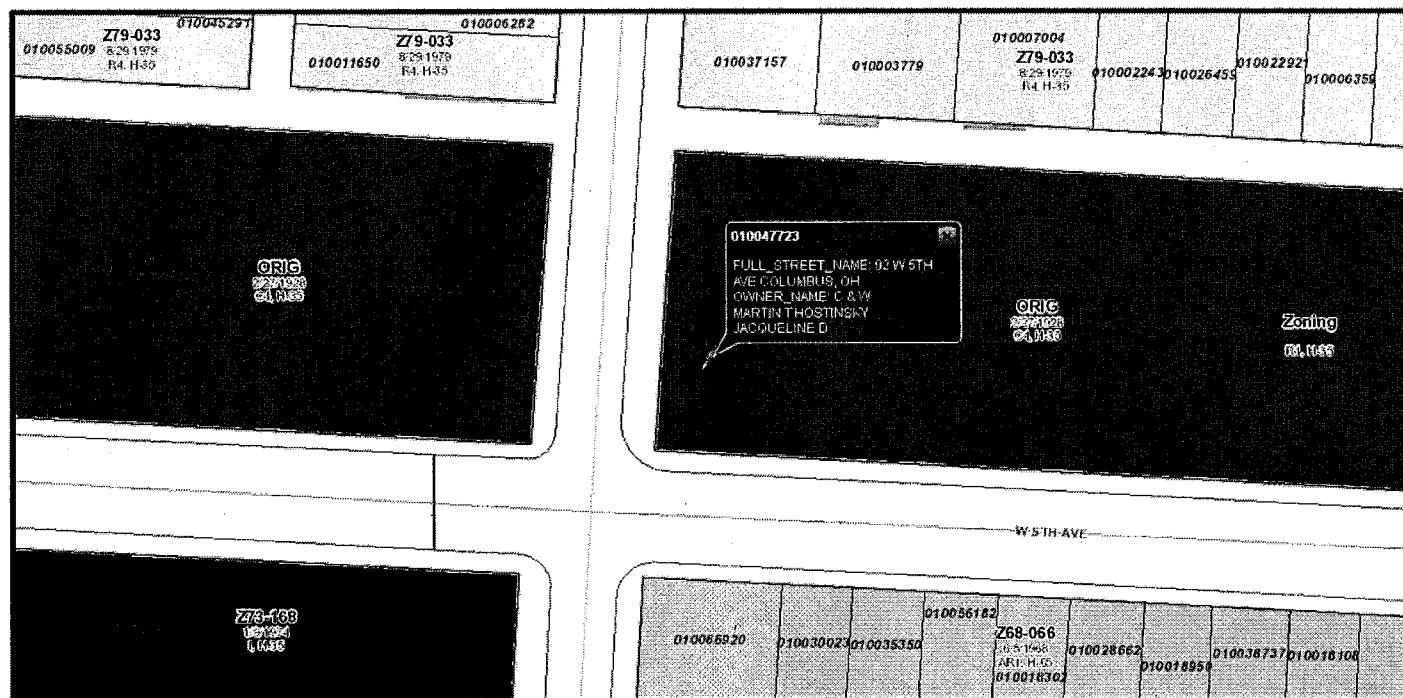
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-00000-00710
1254 DENNISON AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Andy Smith
of (1) MAILING ADDRESS 1254 Dennison Ave Columbus OH 43201
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Andy Smith - 614-203-4712
1254 Dennison Ave Columbus OH 43201
Adam Belinger - 614-203-7970
5843 Cali Glenn Ln. Westerville OH
43082

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) University District Commission
Michael Puckett - 614-645-3219
2231 N. High St. Columbus OH 43201

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Lorraine Baum

My Commission Expires: 4-4-17



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STATEMENT OF HARDSHIP

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1254 DENNISON AVE.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Please see following page

Signature of Applicant

[Handwritten Signature]

Date

9/19/17

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1254 DENNISON AVE.

Statement of Hardship

Thank you for your time and consideration.

Dennison Place in the University District offers a wide cross section of people, from high end home owners to college student rentals. I happen to be in-between as a townhome owner living across from a predominantly graduate student living facility. This presents a huge parking challenge for those times of the year when student activity is heavy.

I would like to cure this practical difficulty by using the space adjacent to my home as a parking facility for my home. The space is set up perfectly for this use and if an apron is poured leading to the existing approach, the space will work as a perfectly functioning driveway.

I have taken the initiative and spent over \$500 to have an AEP electric pole moved several feet to ensure proper space for the approach to the driveway. This space will create extra parking for the neighborhood and lighten the burden neighbors parking and walking multiple blocks home night.

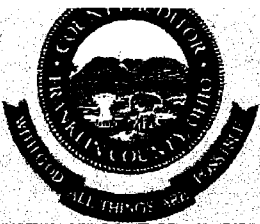
The commercial business activity has picked up with the addition of a "hookah" bar and other new businesses in the neighborhood whose patrons are consuming our spots. The new driveway will look and operate as just like any other normal functioning driveway on Dennison Avenue should you grant this approval.

I have included a couple pictures with the sketch to give you a better idea of what the space will look like as well as the bill for services in having the AEP pole relocated.

Thanks again for your consideration in this matter.

 9/19/13
Andy Smith

Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/16/13



Disclaimer

Scale = 20



This map is prepared for the real property inventory from recorded deeds, survey plats, and other public records and data. Public primary information sources should be consulted for verification of this map. The county and the mapping companies assume no liability for errors contained on this map. Please notify the Franklin County GIS Division if you find an error.

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1254 DENNISON AVE.

from recorded deeds,
Public primary
this map. The
contained on this map.



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **13310-00000-00710**
1254 DENNISON AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Andy Smith
of (COMPLETE ADDRESS) 1254 Dennison Avenue Columbus, Ohio 43201
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Adam Befinger 5843 Cali Glenn Lane Westerville, Ohio 43082 - 50% owner
x Adam Befinger

Andy Smith 1254 Dennison Ave. Columbus OH 43201 - 50% owner
x Andy Smith

SIGNATURE OF AFFIANT

Andy Smith

Subscribed to me in my presence and before me this 28 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Lorraine Baum

My Commission Expires:

4-4-17



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